

Charming house set in pretty garden in easy walking distance of amenities and close to the coast and beaches



INFORMATION

Town:	Avranches
Department:	Manche
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	611 m2



IN BRIEF

Set in a mature garden, this gorgeous house offers generous living space over three levels with plenty of character features. The main living space is on the first floor, accessed by an external staircase and offers large living/dining room with open kitchen, small salon, 2 generous bedrooms and bathroom. The property is close to a busy road so does have road noise.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Stone house with double glazing, electric heating and mains drainage.

Ground floor :

Salon 42 m² with stone fireplace and doors leading to the garden

Kitchen 20 m²

WC

Adjoining double garage with wine cellar

First floor (main living space) :

Dining room 18m²

Kitchen open to the dining room

Salon 10m²

Shower room with shower, wash basin, WC and bidet

Hallway with cupboard storage

2 Bedrooms 16.8 and 18m²

Second floor :

Bedroom 31m²

Enclosed garden 611m²

Local shops - 200 metres (bar, restaurant, bakery, butcher, hairdresser)

Avranches town centre - 2.5km

Motorway access 1km

Beaches - 13km

This property is close to a busy road and does experience road noise

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1053 EUR

NOTES